

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

**5 ZONING BY-LAW AMENDMENT FILE Z.07.002  
DRAFT PLAN OF SUBDIVISION FILE 19T-07V01  
2097500 ONTARIO LIMITED  
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
  1. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord; and
  2. Ms. Kathryn Angus, Teston Road, Kleinburg.

1. THAT the Public Hearing report for Files Z.07.002 and 19T-07V01 (2097500 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

- a) Date the Notice of a Public Meeting was circulated: August 8, 2014
- b) Circulation Area: Extended polling area beyond the required 150 m as shown on Attachment #1, and to the Millwood Ratepayers Association, Rimwood Estates Homeowners Association, and the Kleinburg and Area Ratepayers' Association.
- c) A Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property.
- d) Comments Received as of August 19, 2014: None

1. Zoning By-law Amendment File Z.07.002 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

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Table 1:

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RD1, RD3 and RD4 Residential Detached Zone Requirements</b>	<b>Proposed Exceptions to the RD1, RD3 and RD4 Residential Detached Zone Requirements</b>
a.	Permitted Yard Encroachments and Restrictions	<p>A fireplace is not permitted to encroach into a required yard</p> <p>Uncovered and unenclosed porches, cold cellars and a bay window or similar projections, which are not constructed on footings shall be permitted to extend into a required interior side yard to a maximum of 0.3m and into the front yard, exterior side yard and rear yard to a maximum of 1.8 m</p>	<p>Permit a fireplace to encroach into a required yard</p> <p>Permit a covered and unenclosed porch and/or balcony, cold cellar and architectural features as additional permitted structures</p> <p>Permit a bay or box window or similar projection with or without footings to extend into the required front, exterior side or rear yard to a maximum of 0.6 m</p>
b.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

- Draft Plan of Subdivision File 19T-03V05 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following:

<b>Lot/Block Number</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Units</b>
Lots	Detached Residential Units (18.3 m frontage)	1.45	19
Lots	Detached Residential Units (14.3 m frontage)	3.09	58
Blocks		0.15	3
Blocks	Detached Residential Units (12.8 m frontage)	0.04	0.5
Lots	Detached Residential Units (11.8 m frontage)	0.14	3
Block 88	Parks	1.26	
Block 89	Valley	1.12	
Block 90	Open Space	0.09	

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Blocks 91-92	Buffers	0.12	
Block 93	Road Widenings (Pine Valley Drive & Teston Road)	0.07	
Block 94	Valley Buffer	0.36	
	Roads/Streets	1.84	
	<b>Total</b>	<b>9.73</b>	<b>83.5</b>

It is noted that the information for the Draft Plan of Subdivision identified above may be modified to conform to the final approved Block 40/47 Plan.

#### **Background - Analysis and Options**

##### Block Plan

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developer's Group for Blocks 40 and 47, to establish the comprehensive planning framework for these blocks including, but not limited to, the proposed land uses, housing mix and densities, protection and enhancement of the natural environment, the location of parks and community facilities, servicing infrastructure, transportation (road) network, public transit, urban design, and, phasing for the Blocks to manage growth.

The Block 40/47 Plan was originally considered by Vaughan Council at a Public Hearing on June 21, 2004. On February 18, 2014, Vaughan Council enacted By-law 18-2014 to adopt OPA #744, to establish secondary plan level policies for Block 40/47. Since the initial submission of the Block 40/47 Plan, it has been modified to respond to the policies of OPA #600, as amended by OPA #744, and to respond to comments from various public agencies, stakeholders and Ratepayers Association. OPA #744 designates the lands within the Block 40/47 Plan as required by OPA #600, to guide development in the Blocks and maintain the complex ecosystem functions and cultural heritage attributes associated with the Block Plan area.

A Public Hearing for the revised Block Plan submission, which responds to the policies of OPA #600 as amended by OPA #744, was held on February 25, 2014, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on March 18, 2014. On June 24, 2014, Vaughan Council approved the Block 40/47 Plan shown on Attachment #5, subject to York Region approval of OPA #744, and additional conditions. The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate development that is consistent with the Vaughan Council approved Block 40/47 Plan shown on Attachment #5.

Location	<ul style="list-style-type: none"><li>South side of Teston Road and east of Pine Valley Drive, known municipally as 4077 Teston Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation  a) OPA #600 (In-effect)	<ul style="list-style-type: none"><li>The subject lands are designated "Urban Area" and "Valley Lands" by OPA #600 and forms part of the Vellore Urban Village and are subject to the following policies (in-part):<ul style="list-style-type: none"><li>The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;</li></ul></li></ul>

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<p>b) As Amended by OPA #744 (Not In-effect)</p> <p>c) VOP 2010</p>	<ul style="list-style-type: none"> <li>- The lands or area will be planned for predominantly “executive housing” on large lots with full municipal services, with a gross density between 5.0 and 7.5 units per hectare;</li> <li>- The lands designated as ‘Urban Area” shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA #600 until such time as they are redesignated to specific urban land use categories by an approved amendment to this plan.</li> <li>▪ An application to amend OPA #600 was submitted by the Block 40/47 Developer’s Group on February 19, 2003, to redesignate the lands in a manner that would fulfill the requirements of OPA #600 for a Secondary Plan/Block Plan process and establish land use designations to develop the area for a predominantly low residential built form. On February 18, 2014, Vaughan Council adopted OPA #744, being a site-specific Official Plan Amendment for the area designated Urban Area in Block 40/47, which includes the subject lands.</li> <li>▪ The subject lands are designated “Low Density Residential”, and “Valley Lands” with a “Neighbourhood Park” use by OPA #744, which was adopted by Vaughan Council and pending York Region approval.</li> <li>▪ The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a cohesive and complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on June 24, 2014 (Attachment #5).</li> <li>▪ The proposed Draft Plan of Subdivision conforms to OPA #744 and the Block 40/47 Plan as adopted by Vaughan Council.</li> <li>▪ The final approved OPA #744 will be incorporated into VOP 2010 as a site-specific amendment in Volume 2 of the new Official Plan.</li> </ul>
<p>Zoning</p>	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. In order to implement the proposed zoning for the Draft Plan of Subdivision shown on Attachments #3 and #4, respectively, an amendment to Zoning By-law 1-88 is required.</li> </ul>
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2</li> </ul>

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### Preliminary Review

Following a preliminary review of the applications, the Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable York Region Official Plan and City Official Plan policies, specifically OPA #600, as amended by OPA #744.</li> <li>▪ OPA #744 is pending approval from York Region and is subject to potential modification(s) and appeal to the Ontario Municipal Board (OMB).</li> </ul>
b.	Block 40/47 Plan (Attachment #5)	<ul style="list-style-type: none"> <li>▪ The Block 40/47 Plan shown on Attachment #5 was approved by Vaughan Council on June 24, 2014, subject to conditions. A specific condition (in part) of Block Plan approval requires that prior to the draft approval of the first Draft Plan of Subdivision in the Block 40/47 area, Vaughan Council shall have given final approval to the Block 40/47 Plan with any required revisions to reflect changes thereto resulting from fulfillment of the conditions of approval and any changes resulting from the Regional review and approval of OPA #744. The Vaughan Council resolution also permits that such approval of the Block Plan can be granted concurrently with the approval of the first Draft Plan of Subdivision.</li> <li>▪ The Block 40/47 Plan matters respecting land uses, housing mix and densities, environmental protection, cultural heritage, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, must be addressed through the Block Plan approval process.</li> <li>▪ Certain conditions of the Block 40/47 Plan approval may be addressed through the Draft Plan of Subdivision process.</li> </ul>
c.	Proposed Draft Plan of Subdivision (Attachment #4)	<ul style="list-style-type: none"> <li>▪ The proposed Draft Plan of Subdivision must conform to the final approved Block 40/47 Plan, which may result in changes to the proposed Draft Plan of Subdivision shown on Attachment #4.</li> <li>▪ The location and design of the proposed streets and all of the residential part blocks must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-03V05) to the west.</li> </ul>

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d.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zoning and site-specific zoning exceptions will be reviewed.</li> </ul>
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The owner will be required to prepare Urban Design and Architectural Design Guidelines for review by the Planning Department and approval by Vaughan Council.</li> </ul>
f.	Servicing	<ul style="list-style-type: none"> <li>▪ Municipal water, sanitary sewers, stormwater management pond, and erosion and siltation control measures must be provided in accordance with approved Block 40/47 Plan and Master Environmental Servicing Plan (MESP).</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol “(H)” will be considered for the subject lands or a portion(s) thereof.</li> </ul>
g.	Transportation/Roads	<ul style="list-style-type: none"> <li>▪ An updated Traffic Study has been submitted as part of the Master Environmental Servicing Plan (MESP), to identify traffic impacts associated with the Block 40/47 Plan area and identify any mitigative measures as may be required. A traffic study for the subject lands may be required to identify traffic impact of the proposed development.</li> <li>▪ The subject lands abut Teston Road, and therefore, a noise report is required to address impact and mitigation measures for the lands.</li> <li>▪ Teston Road (east of Pine Valley Drive) is a Regional road and any road widening(s), if required, must be approved by York Region.</li> <li>▪ The proposed Draft Plan of Subdivision includes alternative design standards and local roads with right-of-way widths of 15 m, 17.5, and 20 m, which must be approved by the Vaughan Development/Transportation Engineering Department. The road network must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-03V05) located to the west of the subject lands. The proposed road designs (e.g. right-of-way dimensions and geometric standards) must be established in consideration of the conclusions and recommendations of the City-wide Transportation Master Plan and the Block 40/47 Plan (MESP) Transportation Studies.</li> <li>▪ Any Transportation Reports submitted in support of the subject applications, if required, must be consistent with the Traffic Impact Study submitted with the MESP and shall be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li> </ul>

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h.	Parks and Open Space	<ul style="list-style-type: none"> <li>▪ Parks and Open Space shall be provided in accordance with the final approved Block 40/47 Plan and cash-in-lieu of parkland, if required, shall be paid by the owner in accordance with the City's cash-in-lieu policy.</li> <li>▪ A Facility Fit Plan of the park block will be required to determine the ultimate uses, and development of the park should be coordinated with the residential development.</li> <li>▪ A Pedestrian and Bicycle Trail System Plan will be required and must address providing for continuous multi-use pathways connecting proposed residential communities with existing residential communities.</li> <li>▪ A Master Landscape Plan will be required to address the coordination of urban design and streetscape treatments for the Block 40/47 Plan area and any landscaping associated with boulevards, entrance features, and buffers to open space blocks and stormwater management ponds.</li> <li>▪ A detailed edge management plan study for the perimeter of the open space lands must be submitted, and include an inventory of all existing trees within an 8 m zone inside the staked edges and areas where the woodlot/open space edges are disturbed, an assessment of significant trees to be preserved, and proposed methods of edge management and/or remedial planting.</li> <li>▪ A detailed Tree Inventory and Assessment Study may be required for review.</li> </ul>
i.	Archaeological/Cultural Heritage	<ul style="list-style-type: none"> <li>▪ The subject lands contain archaeological sites. The submitted Stages 1 and 2 Archaeological Assessment are under review, and the requirements of the Ministry of Tourism, Culture and Sport and the Vaughan Planning Department's - Cultural Heritage Division must be satisfied.</li> </ul>
j.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.</li> </ul>
k.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>▪ A Phase 1 ESA (Environmental Site Assessment) must be submitted in support of the applications and must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>

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I.	City of Vaughan and Public Agency Review	<ul style="list-style-type: none"><li>▪ The owner will be required to address all City of Vaughan and Public Agency review comments including, but not limited to, the Toronto and Region Conservation Authority, York Region, Ministry of Natural Resources, Ministry of Tourism Culture and Sport, and the York District Public and Catholic School Boards.</li></ul>
m.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"><li>▪ The subject lands abut a valley system and include Open Space and Open Space Buffer Blocks. The owner must satisfy all requirements of the Toronto and Region Conservation Authority.</li></ul>
n.	Ministry of Natural Resources	<ul style="list-style-type: none"><li>▪ The Ministry of Natural Resources (MNR) has provided comments respecting the proposed Block Plan which must be addressed to the satisfaction of the MNR. The MNR has recommended that given the sensitivity of the features in the valley system including the presence of Redside Dace, a more sensitive zoning (e.g. Environmental Protection) should be considered.</li></ul>
o.	Developers Group Agreement	<ul style="list-style-type: none"><li>▪ The owner must enter into the final approved Developers Group Agreement for the Block 40/47 Plan area to the satisfaction of the City, respecting, but not limited to cash-in-lieu of parkland and parkland over dedication and cost sharing for the provision of roads, parks and municipal services within the Block Plan area.</li></ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning for Draft Plan of Subdivision File 19T-07V01
4. Draft Plan of Subdivision File 19T-07V01
5. Vaughan Council Approved Block 40/47 Plan (June 24, 2014)

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**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

5. **ZONING BY-LAW AMENDMENT FILE Z.07.002** **P.2014.35**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-07V01**  
**2097500 ONTARIO LIMITED**  
**WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.07.002 and 19T-07V01 (2097500 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: August 8, 2014
- b) Circulation Area: Extended polling area beyond the required 150 m as shown on Attachment #1, and to the Millwood Ratepayers Association, Rimwood Estates Homeowners Association, and the Kleinburg and Area Ratepayers' Association.
- c) A Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property.
- d) Comments Received as of August 19, 2014: None

**Purpose**

To receive comments from the public and the Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.07.002 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1:

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Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

2. Draft Plan of Subdivision File 19T-03V05 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following:

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Lot/Block Number	Land Use	Area (ha)	Units
	Teston Road)		
Block 94	Valley Buffer	0.36	
	Roads/Streets	1.84	
	<b>Total</b>	<b>9.73</b>	<b>83.5</b>

It is noted that the information for the Draft Plan of Subdivision identified above may be modified to conform to the final approved Block 40/47 Plan.

### **Background - Analysis and Options**

#### **Block Plan**

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developer's Group for Blocks 40 and 47, to establish the comprehensive planning framework for these blocks including, but not limited to, the proposed land uses, housing mix and densities, protection and enhancement of the natural environment, the location of parks and community facilities, servicing infrastructure, transportation (road) network, public transit, urban design, and, phasing for the Blocks to manage growth.

The Block 40/47 Plan was originally considered by Vaughan Council at a Public Hearing on June 21, 2004. On February 18, 2014, Vaughan Council enacted By-law 18-2014 to adopt OPA #744, to establish secondary plan level policies for Block 40/47. Since the initial submission of the Block 40/47 Plan, it has been modified to respond to the policies of OPA #600, as amended by OPA #744, and to respond to comments from various public agencies, stakeholders and Ratepayers Association. OPA #744 designates the lands within the Block 40/47 Plan as required by OPA #600, to guide development in the Blocks and maintain the complex ecosystem functions and cultural heritage attributes associated with the Block Plan area.

A Public Hearing for the revised Block Plan submission, which responds to the policies of OPA #600 as amended by OPA #744, was held on February 25, 2014, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on March 18, 2014. On June 24, 2014, Vaughan Council approved the Block 40/47 Plan shown on Attachment #5, subject to York Region approval of OPA #744, and additional conditions. The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate development that is consistent with the Vaughan Council approved Block 40/47 Plan shown on Attachment #5.

Location	<ul style="list-style-type: none"> <li>South side of Teston Road and east of Pine Valley Drive, known municipally as 4077 Teston Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation  a) OPA #600 (In-effect)	<ul style="list-style-type: none"> <li>The subject lands are designated "Urban Area" and "Valley Lands" by OPA #600 and forms part of the Vellore Urban Village and are subject to the following policies (in-part): <ul style="list-style-type: none"> <li>The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;</li> <li>The lands or area will be planned for predominantly "executive housing" on large lots with full municipal</li> </ul> </li> </ul>

<p>b) As Amended by OPA #744 (Not In-effect)</p> <p>c) VOP 2010</p>	<p>services, with a gross density between 5.0 and 7.5 units per hectare;</p> <ul style="list-style-type: none"> <li>- The lands designated as 'Urban Area" shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA #600 until such time as they are redesignated to specific urban land use categories by an approved amendment to this plan.</li> <li>▪ An application to amend OPA #600 was submitted by the Block 40/47 Developer's Group on February 19, 2003, to redesignate the lands in a manner that would fulfill the requirements of OPA #600 for a Secondary Plan/Block Plan process and establish land use designations to develop the area for a predominantly low residential built form. On February 18, 2014, Vaughan Council adopted OPA #744, being a site-specific Official Plan Amendment for the area designated Urban Area in Block 40/47, which includes the subject lands.</li> <li>▪ The subject lands are designated "Low Density Residential", and "Valley Lands" with a "Neighbourhood Park" use by OPA #744, which was adopted by Vaughan Council and pending York Region approval.</li> <li>▪ The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a cohesive and complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on June 24, 2014 (Attachment #5).</li> <li>▪ The proposed Draft Plan of Subdivision conforms to OPA #744 and the Block 40/47 Plan as adopted by Vaughan Council.</li> <li>▪ The final approved OPA #744 will be incorporated into VOP 2010 as a site-specific amendment in Volume 2 of the new Official Plan.</li> </ul>
<p>Zoning</p>	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. In order to implement the proposed zoning for the Draft Plan of Subdivision shown on Attachments #3 and #4, respectively, an amendment to Zoning By-law 1-88 is required.</li> </ul>
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2</li> </ul>

### **Preliminary Review**

Following a preliminary review of the applications, the Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable York Region Official Plan and City Official Plan policies, specifically OPA #600, as amended by OPA #744.</li><li>▪ OPA #744 is pending approval from York Region and is subject to potential modification(s) and appeal to the Ontario Municipal Board (OMB).</li></ul>
b.	Block 40/47 Plan (Attachment #5)	<ul style="list-style-type: none"><li>▪ The Block 40/47 Plan shown on Attachment #5 was approved by Vaughan Council on June 24, 2014, subject to conditions. A specific condition (in part) of Block Plan approval requires that prior to the draft approval of the first Draft Plan of Subdivision in the Block 40/47 area, Vaughan Council shall have given final approval to the Block 40/47 Plan with any required revisions to reflect changes thereto resulting from fulfillment of the conditions of approval and any changes resulting from the Regional review and approval of OPA #744. The Vaughan Council resolution also permits that such approval of the Block Plan can be granted concurrently with the approval of the first Draft Plan of Subdivision.</li><li>▪ The Block 40/47 Plan matters respecting land uses, housing mix and densities, environmental protection, cultural heritage, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, must be addressed through the Block Plan approval process.</li><li>▪ Certain conditions of the Block 40/47 Plan approval may be addressed through the Draft Plan of Subdivision process.</li></ul>
c.	Proposed Draft Plan of Subdivision (Attachment #4)	<ul style="list-style-type: none"><li>▪ The proposed Draft Plan of Subdivision must conform to the final approved Block 40/47 Plan, which may result in changes to the proposed Draft Plan of Subdivision shown on Attachment #4.</li><li>▪ The location and design of the proposed streets and all of the residential part blocks must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-03V05) to the west.</li></ul>
d.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed zoning and site-specific zoning exceptions will be reviewed.</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The owner will be required to prepare Urban Design and Architectural Design Guidelines for review by the Planning Department and approval by Vaughan Council.</li> </ul>
f.	Servicing	<ul style="list-style-type: none"> <li>▪ Municipal water, sanitary sewers, stormwater management pond, and erosion and siltation control measures must be provided in accordance with approved Block 40/47 Plan and Master Environmental Servicing Plan (MESP).</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.</li> </ul>
g.	Transportation/Roads	<ul style="list-style-type: none"> <li>▪ An updated Traffic Study has been submitted as part of the Master Environmental Servicing Plan (MESP), to identify traffic impacts associated with the Block 40/47 Plan area and identify any mitigative measures as may be required. A traffic study for the subject lands may be required to identify traffic impact of the proposed development.</li> <li>▪ The subject lands abut Teston Road, and therefore, a noise report is required to address impact and mitigation measures for the lands.</li> <li>▪ Teston Road (east of Pine Valley Drive) is a Regional road and any road widening(s), if required, must be approved by York Region.</li> <li>▪ The proposed Draft Plan of Subdivision includes alternative design standards and local roads with right-of-way widths of 15 m, 17.5, and 20 m, which must be approved by the Vaughan Development/Transportation Engineering Department. The road network must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-03V05) located to the west of the subject lands. The proposed road designs (e.g. right-of-way dimensions and geometric standards) must be established in consideration of the conclusions and recommendations of the City-wide Transportation Master Plan and the Block 40/47 Plan (MESP) Transportation Studies.</li> <li>▪ Any Transportation Reports submitted in support of the subject applications, if required, must be consistent with the Traffic Impact Study submitted with the MESP and shall be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	Parks and Open Space	<ul style="list-style-type: none"> <li>▪ Parks and Open Space shall be provided in accordance with the final approved Block 40/47 Plan and cash-in-lieu of parkland, if required, shall be paid by the owner in accordance with the City's cash-in-lieu policy.</li> <li>▪ A Facility Fit Plan of the park block will be required to determine the ultimate uses, and development of the park should be coordinated with the residential development.</li> <li>▪ A Pedestrian and Bicycle Trail System Plan will be required and must address providing for continuous multi-use pathways connecting proposed residential communities with existing residential communities.</li> <li>▪ A Master Landscape Plan will be required to address the coordination of urban design and streetscape treatments for the Block 40/47 Plan area and any landscaping associated with boulevards, entrance features, and buffers to open space blocks and stormwater management ponds.</li> <li>▪ A detailed edge management plan study for the perimeter of the open space lands must be submitted, and include an inventory of all existing trees within an 8 m zone inside the staked edges and areas where the woodlot/open space edges are disturbed, an assessment of significant trees to be preserved, and proposed methods of edge management and/or remedial planting.</li> <li>▪ A detailed Tree Inventory and Assessment Study may be required for review.</li> </ul>
i.	Archaeological/Cultural Heritage	<ul style="list-style-type: none"> <li>▪ The subject lands contain archaeological sites. The submitted Stages 1 and 2 Archaeological Assessment are under review, and the requirements of the Ministry of Tourism, Culture and Sport and the Vaughan Planning Department's - Cultural Heritage Division must be satisfied.</li> </ul>
j.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.</li> </ul>
k.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>▪ A Phase 1 ESA (Environmental Site Assessment) must be submitted in support of the applications and must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
l.	City of Vaughan and Public Agency Review	<ul style="list-style-type: none"> <li>The owner will be required to address all City of Vaughan and Public Agency review comments including, but not limited to, the Toronto and Region Conservation Authority, York Region, Ministry of Natural Resources, Ministry of Tourism Culture and Sport, and the York District Public and Catholic School Boards.</li> </ul>
m.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> <li>The subject lands abut a valley system and include Open Space and Open Space Buffer Blocks. The owner must satisfy all requirements of the Toronto and Region Conservation Authority.</li> </ul>
n.	Ministry of Natural Resources	<ul style="list-style-type: none"> <li>The Ministry of Natural Resources (MNR) has provided comments respecting the proposed Block Plan which must be addressed to the satisfaction of the MNR. The MNR has recommended that given the sensitivity of the features in the valley system including the presence of Redside Dace, a more sensitive zoning (e.g. Environmental Protection) should be considered.</li> </ul>
o.	Developers Group Agreement	<ul style="list-style-type: none"> <li>The owner must enter into the final approved Developers Group Agreement for the Block 40/47 Plan area to the satisfaction of the City, respecting, but not limited to cash-in-lieu of parkland and parkland over dedication and cost sharing for the provision of roads, parks and municipal services within the Block Plan area.</li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning for Draft Plan of Subdivision File 19T-07V01
4. Draft Plan of Subdivision File 19T-07V01
5. Vaughan Council Approved Block 40/47 Plan (June 24, 2014)

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791

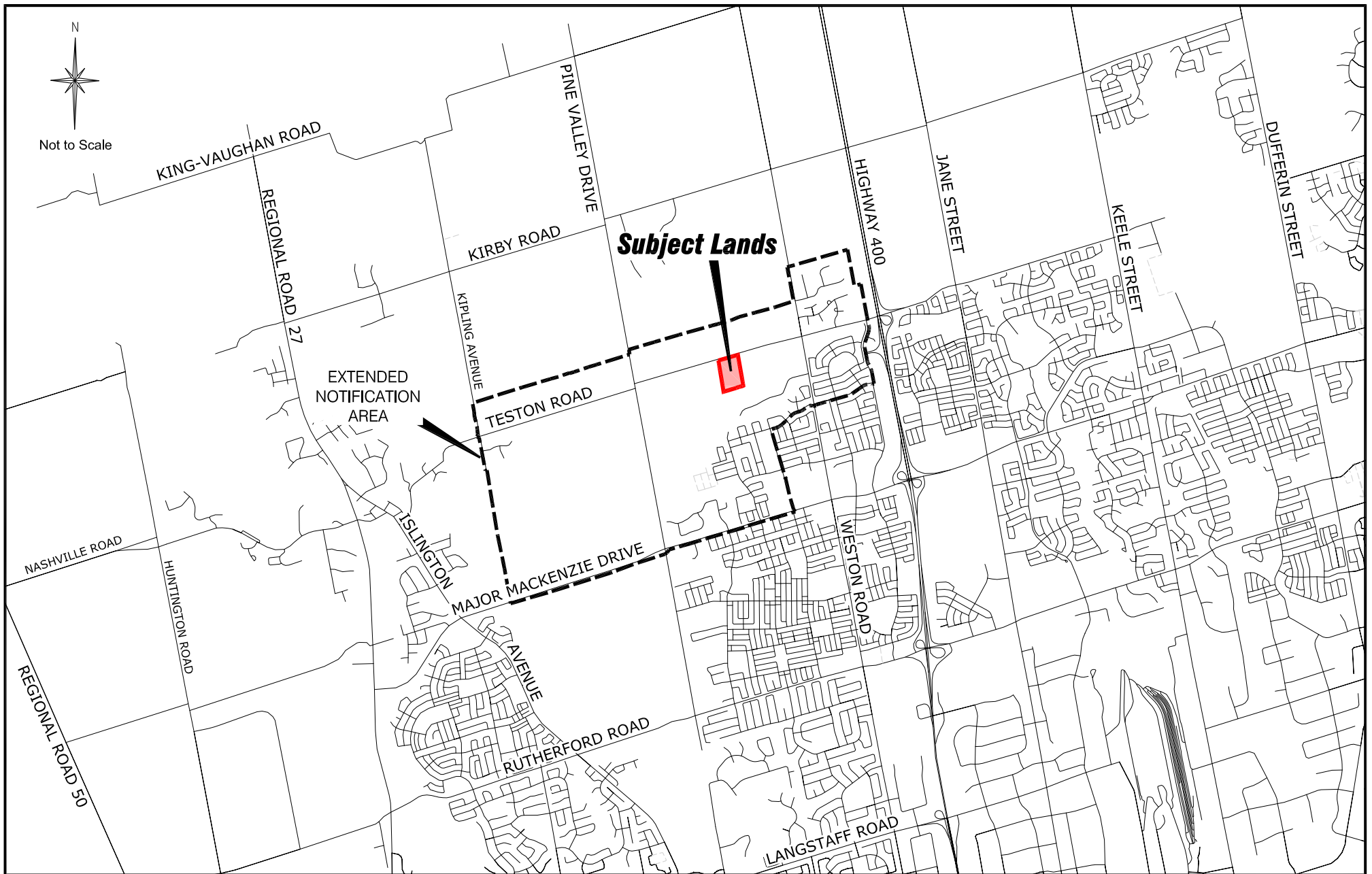
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning

/CM

MAURO PEVERINI  
Manager of Development Planning



## Context Location Map

LOCATION:  
Part of Lot 25, Concession 6

APPLICANT:  
2097500 Ontario Limited

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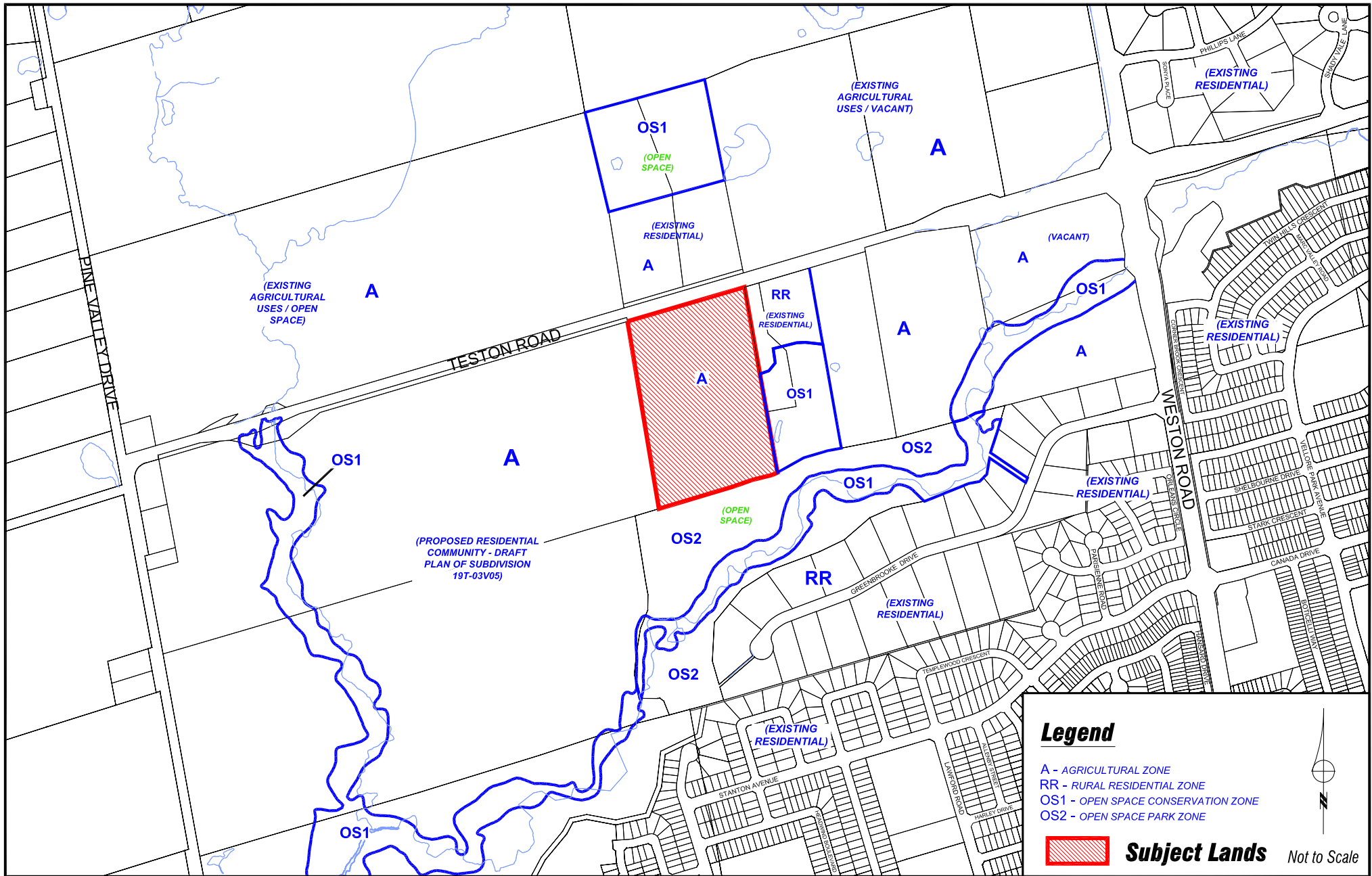


## Attachment

FILES: 19T-07V01 &  
Z.07.002

DATE:  
September 2, 2014

1



## Location Map

LOCATION:  
Part of Lot 25, Concession 6

APPLICANT:  
2097500 Ontario Limited

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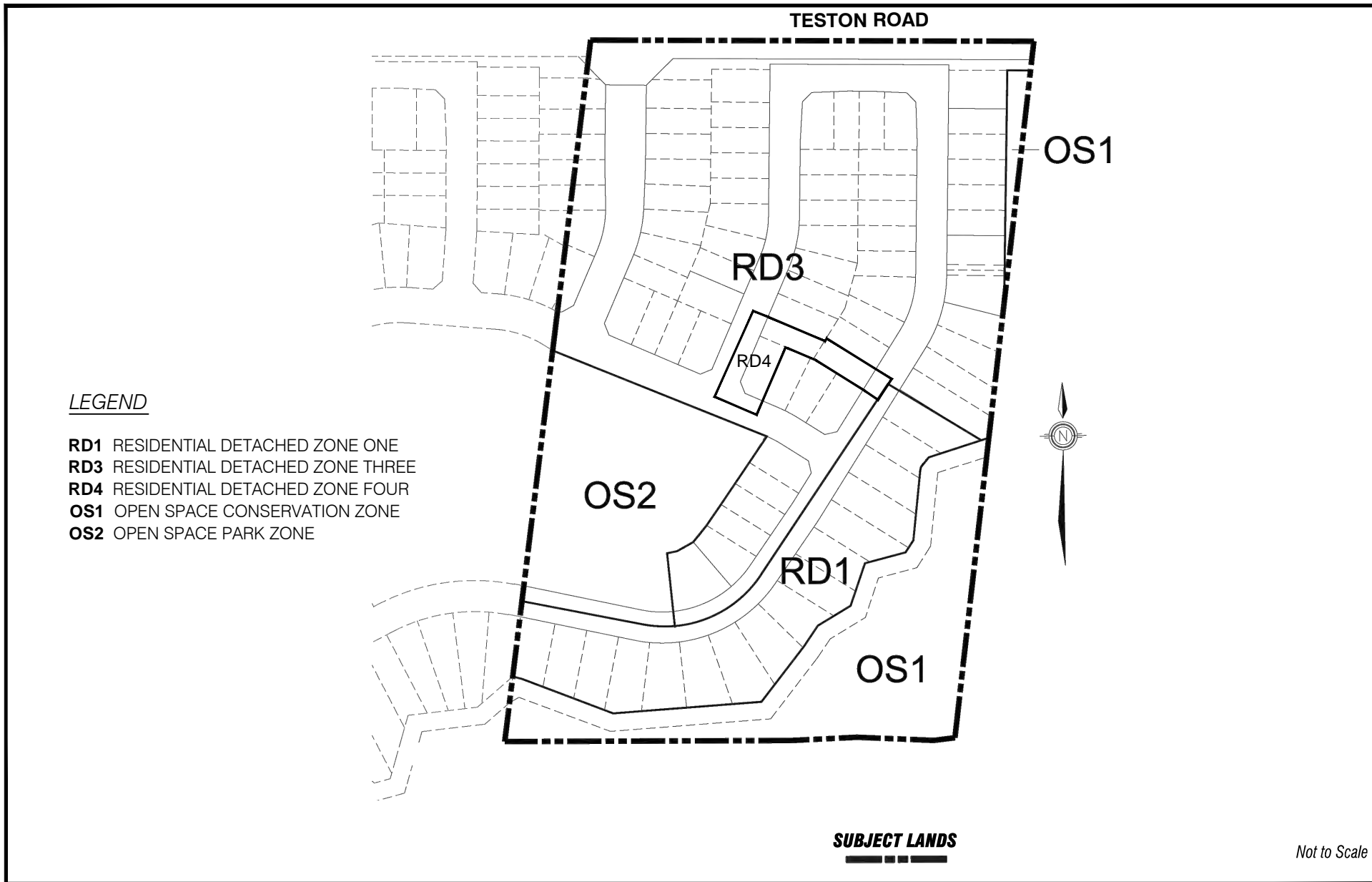


## Attachment

FILES: 19T-07V01 &  
Z.07.002

DATE:  
September 2, 2014

2



## Proposed Zoning for Draft Plan of Subdivision File 19T-07V01

APPLICANT: 2097500 Ontario Limited  
 LOCATION: Part of Lot 25,  
 Concession 6



Attachment  
 FILES: 19T-07V01 &  
 Z.07.002  
 DATE:  
 September 2, 2014  
**3**

# SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 9.733 ±ha.

LOTS FOR DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.
LOTS 13, 47 and 59-75 MIN. LOT FRONTAGE=18.3m. MIN LOT AREA=603.9sq.m.		19	19	1.454
LOTS 1-12, 14-30, 33-35, 37-46, 48-58 and 76-80 MIN. LOT FRONTAGE=14.3m. MIN LOT AREA=471.9sq.m.		58	58	3.093
plus BLOCKS 82-87	6		3 *	0.154
plus BLOCK 81	1		0.5 *	0.041
MIN. LOT FRONTAGE=12.8m. MIN LOT AREA=422.4sq.m.				
LOTS 31, 32 and 36 MIN. LOT FRONTAGE=11.8m. MIN LOT AREA=389.4sq.m.		3	3	0.135
SUBTOTAL	7	80	83.5 *	4.877
BLOCK 88 - PARK	1			1.257
BLOCK 89 - VALLEY	1			1.119
BLOCK 90 - OPEN SPACE	1			0.090
BLOCKS 91 and 92 - BUFFER	2			0.115
BLOCK 93 - ROAD WIDENING	1			0.069
BLOCK 94 - VALLEY BUFFER	1			0.363
STREETS				1.843

23.0m. WIDE TOTAL LENGTH= 130±m. AREA= 0.299±ha.

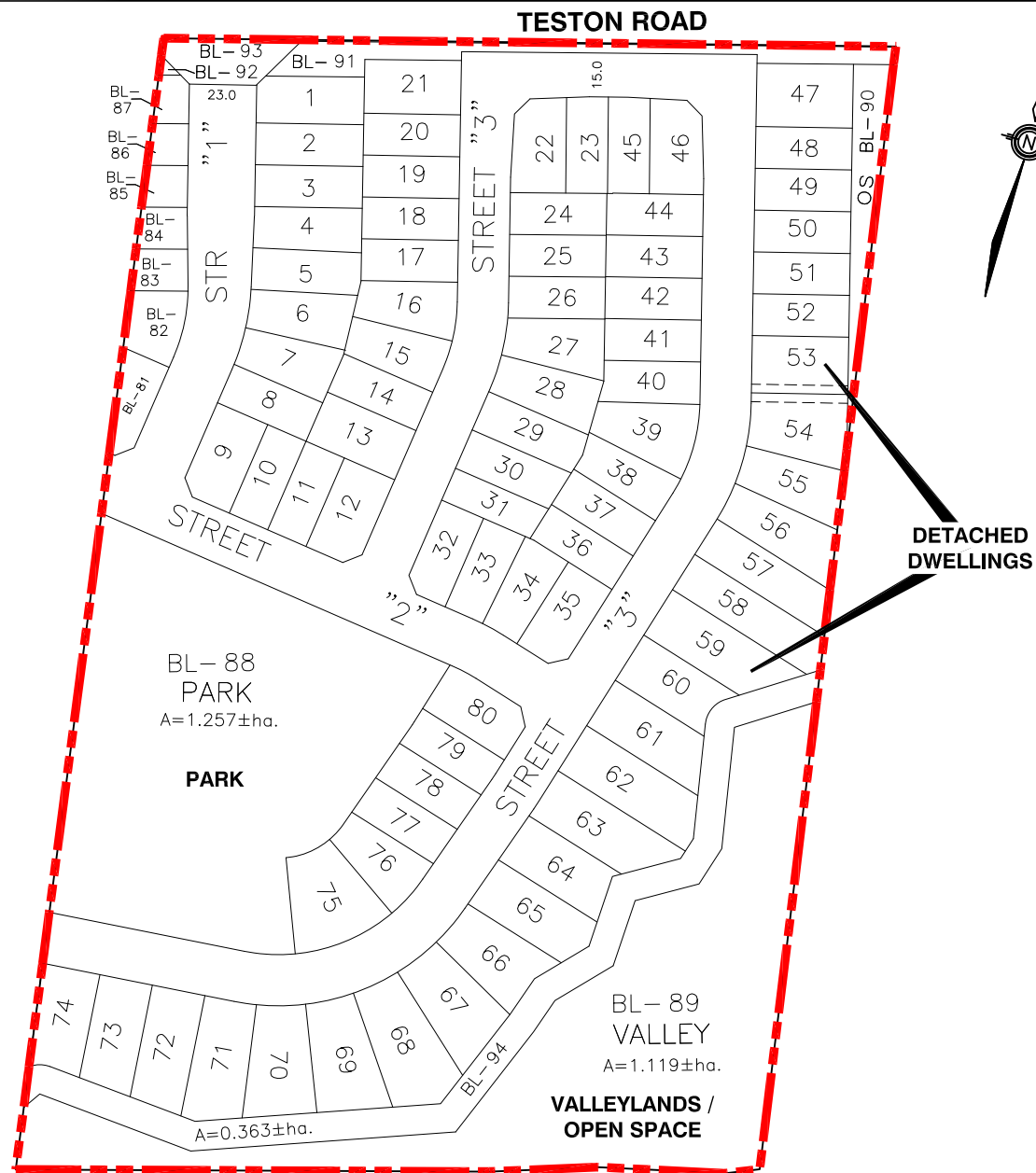
17.5m. WIDE TOTAL LENGTH= 824±m. AREA= 1.442±ha.

15.0m. WIDE TOTAL LENGTH= 68±m. AREA= 0.102±ha.

TOTAL LENGTH=1022±m. AREA= 1.843±ha.

TOTAL	14	80	83.5 *	9.733
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**SUBJECT LANDS**



Not to Scale

## Draft Plan of Subdivision 19T-07V01

APPLICANT:  
2097500 Ontario Limited

LOCATION:  
Part of Lot 25, Concession 6



Attachment

FILES: 19T-07V01 &  
Z.07.002

DATE:  
September 2, 2014

4

